Exhibit A

Tigard Downtown: Land Use and Design Guidelines





Project Schedule

CCAC—Framework June-Sept 06

Public Outreach Oct-May

Planning Commission Oct-June

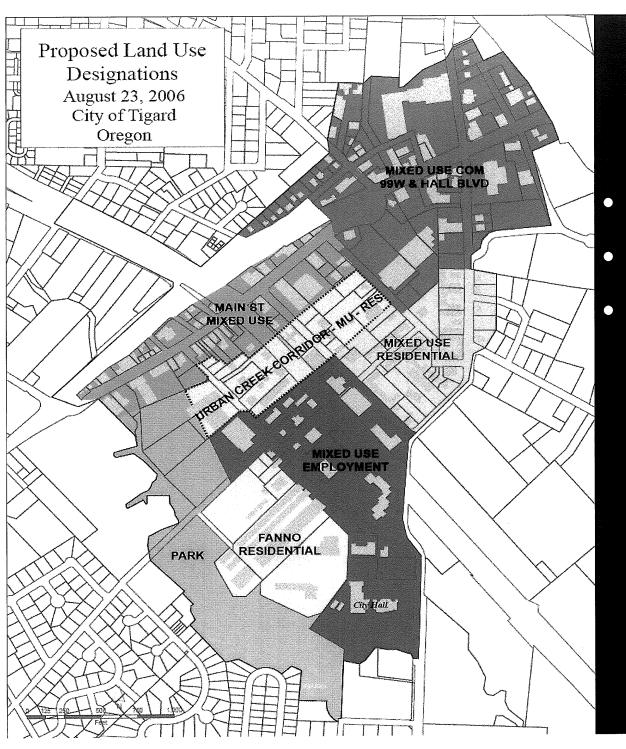
City Council Updates Nov-May

Other Related

Urban Creek Corridor—feasibility Nov-Feb

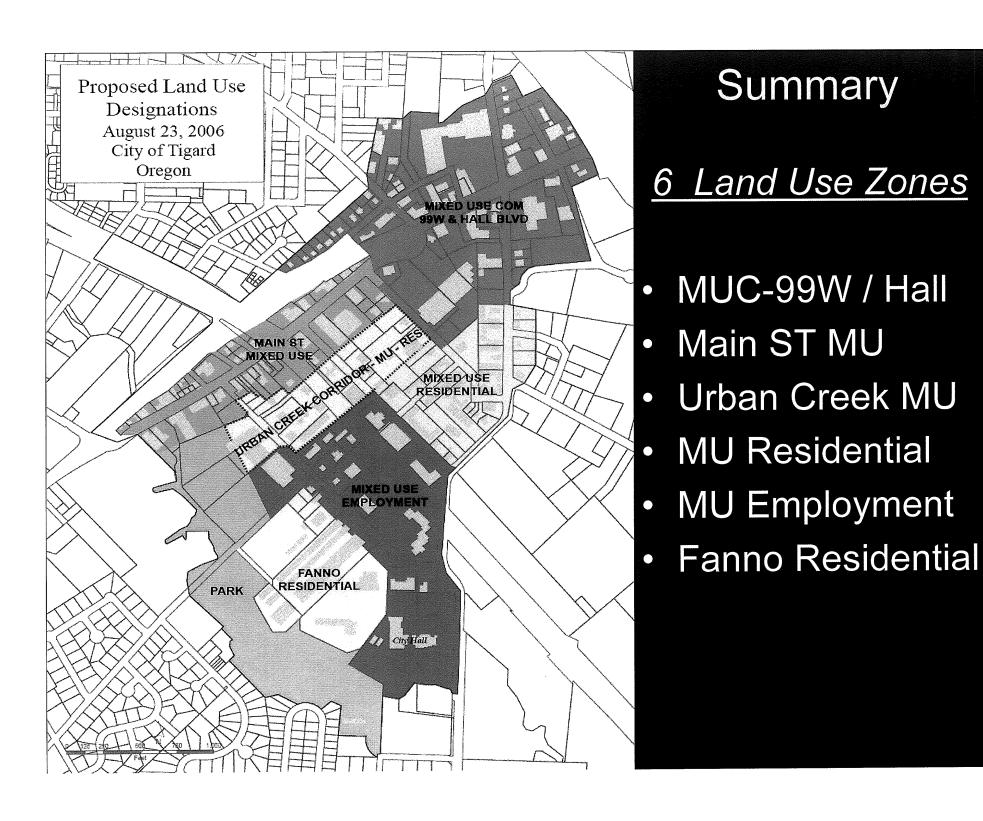
Refine Circulation Plan Nov-Feb

Fanno Crk Park Master Plan Nov-June



Land Use Objectives

- Support TDIP
- Flexibility of Uses
- Provide for new housing



"Framework Recommendations"

- 6 Zones implement the TDIP
- No specific architectural theme—but quality design
- Encourages new housing: 2 zones required; 4 optional
- Design Guidelines: site, building, density, height, parking
- Encourages "sustainable" design
- Limits Parking: location, screening, size
- Limits commercial: 20,000 SF @ Main St 60,000 SF MUC @ Hall / 99W

CCAC Review / Recommendations

- Endorses the Framework Report
- Evaluate "form-based" codes
- Include height restrictions, and "view corridor" from 99W
- Develop guidelines for "architectural character" of Main Street

Design Guidelines-Objectives

- 1. Ensure quality of building and site design
- 2. Address orientation and sensitivity to open spaces—Fanno Creek Park / Urban Creek Corridor

3. Address "traditional" Main Street architectural character

Height Restrictions

Comparison of Height Limits—TDIP, Framework Report, Current CBD Zone

Height limits	TDIP	Framework Report / Estimate of ft	Current CBD Zone*
Main St:	40 ft	4 stories / 44 ft	80 ft
MUE	60 ft	6 stories / 66 ft	80 ft
MUC	40-50 ft	6 stories / 66 ft	80 ft
MUR High	75 ft	8 stories / 88 ft	80 ft
MUR Fanno	45 ft	4 stories / 44 ft	80 ft
Urban Creek	40-50 ft	4 stories / 44 ft	80 ft

Note: Main St. to included "view corridor" height restrictions

Creating Main Street Character



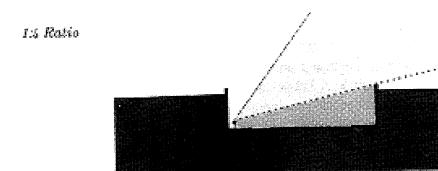


Lake Oswego "A" Street

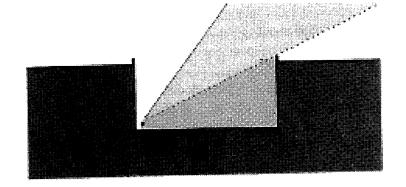
- 2 Story
- Ground Floor –Design quality
- English Tudor Design Guidelines

<u>Lake Oswego "Block A"</u>

- 2 story
- varied design / materials



1.2 Ratio



1:1 Ratio

Weak sense of space—1:4

Sufficient Spacial Containment: 3D space

Strong Spatial Definition

Two Story Traditional Design





Lake Oswego—'B" Street

- new development
- 2-story Mixed Use
- ground floor design

Lake Oswego—"A" Street

- Traditional design—office above
- ground floor design

Small scale / Mixed Use--Portland





Hawthorne Blvd—Portland

- Use of older building
- Single story

Belmont District—Zupan's

- Zupans ground floor—large scale
- Condos above

Lloyd District—Small Scale



Lloyd District -Portland

Broadway—small scale retail use



Mississippi Ave--Portland



- use of existing buildings
- single story retail



Mississippi Ave—2 Story



Mixed Use—NW 23rd / Pearl





Lloyd District—4 story mu

NW 23rd St Portland—4 story MU

Residential: Medium Density Examples



Density: 1 unit per 2496 SF (18 units/acre)

Note: "Average design quality"

Basic Information

Housing type: Rowhouses, rear parking

Neighborhood: Boise

Address: 4102-4120 N Mississippi St.

Zoning: CSd

Site size: 9985 SF

Units: 4

Density: 1 unit per 2496 SF (18

<u>units/acre)</u>

Parking: 4 spaces (parking pads

accessed from alley)

Size of units: 1312 SF (3 bdrms)

Year completed: 2001

Developer: Portland Habitat for Humanity

Designers: FWL Architects

Comments

Rowhouses on 100'-deep lots with parking accessed from pre-existing alley, which allowed for both rear yards and rear parking pads.



Units are raised above street level and set back behind landscaped terraces, providing privacy in a high-density urban environment.

Pearl District: Hoyt Street Properties



Housing type: Rowhouses, rear garages

Neighborhood: Pearl District

Address: NW Johnson & NW 11th/12th

("Johnson Street Townhouses")

Density: 1 unit per 1462 SF (30 units/acre)

Parking: 14 (rear garages) Size of units: 1750-2840 SF

Year completed: 2000

Building Elevation: Articulation and Variety

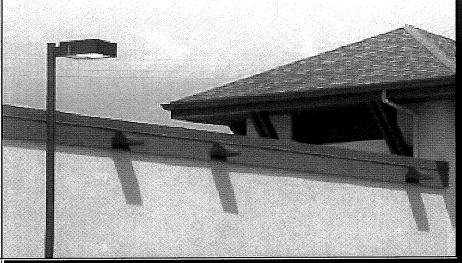


Bay windows, contrasting materials and colors, and a balance of horizontal and vertical design elements provide articulation and variety.



Architectural features provide weather protection, interest and visual variety for this residential building entrance.





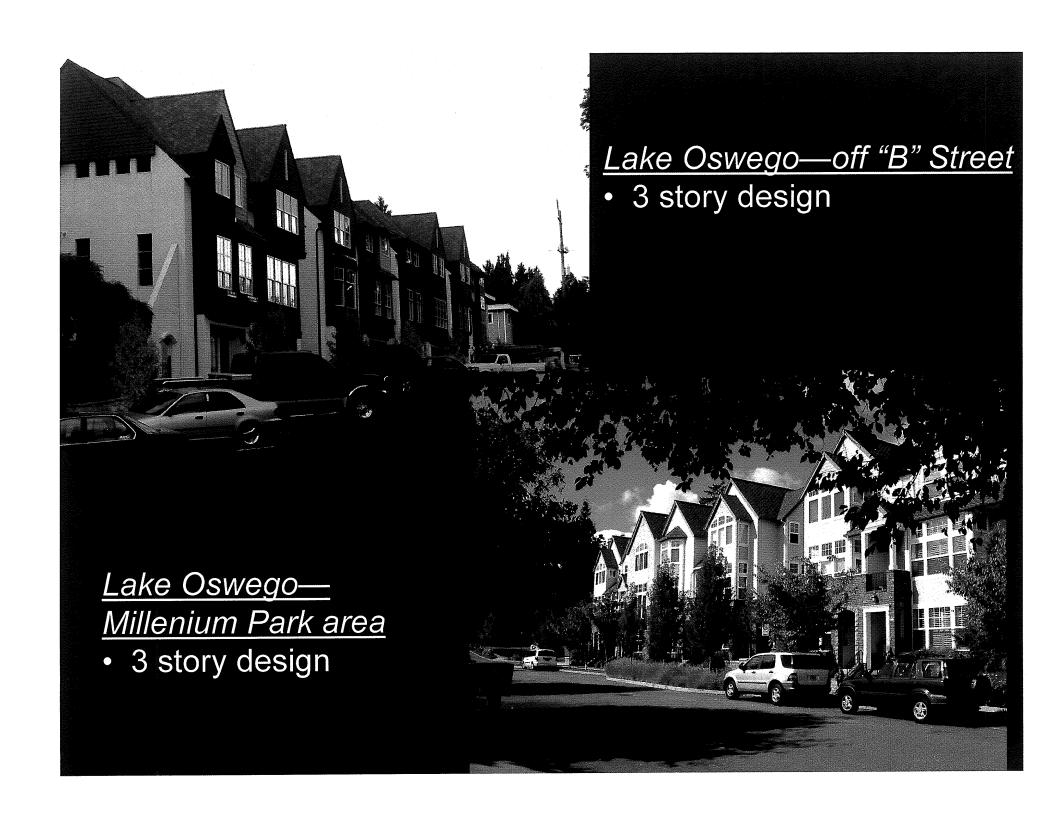
Room forms and parapet walls effectively screen equipment from view.

A range of high quality building materials and details create an impression of permanence

and durability.

Permanence and Durability

This equipment is visible from the street and from the residential units themselves.



Rowhouses



Basic Information

Housing type: Rowhouses, rear garages

Neighborhood: Sullivan's Gulch Address: 1409-1427 NE 17th Ave.

Zoning: RH

Site size: 6440

Units: 4

Density: 1 unit per 1610 SF (27 units/acre)

Parking: 4 (rear garages)

Size of units: 1782-2057 SF (2 bdrms)

Year completed: 1998

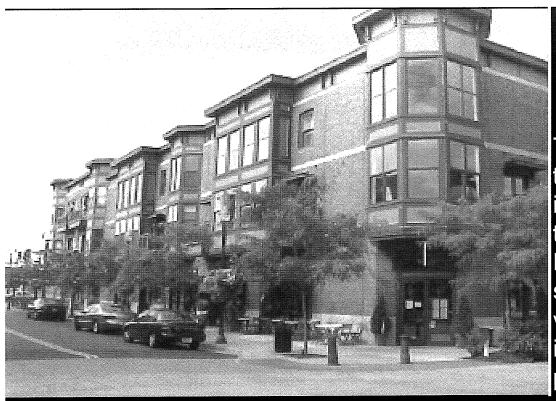
Developer: Marvin Wakefield and Tim and

Susan Brown

Designers: Colab Architecture

Comments

Rowhouses with contemporary design, whose landscaped front setbacks and lack of front garages result in street frontages that continue the green, landscaped character of the surrounding neighborhood.



Pedestrian Scale: Street Enclosure

This mixed use building is built to the street edge, and incorporates a primary entrance at the street intersection.
Building height helps to create street enclosure, and a variety of architectural details add interest and pedestrian scale.



Transition: Public to Private Space

Buildings and individual entrances are oriented to the street, and a variety of architectural features create a transition from public to private areas.